

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 17, 2005
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:05 a.m. Vice Chairperson Garcia adjourned the meeting at 3:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- not present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present/ not present #14, #15, #17, #20
Cecilia Williams, Planning Department-present
Gary Halbert, Development Services-present
Jeff Strohminger, Development Services -present
Doug Humphreys, City Attorney-present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
Sherri Lightner , La Jolla Shores Association Board, requested a stop work order at 8515 La Jolla Scenic Drive North.

ITEM 2: **REQUESTS FOR CONTINUANCE:**
Item # 16

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items # 11, #12, #13, #14, #15, #16, and #20 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
None

ITEM -5: **COMMISSION COMMENT:**
None

ITEM – 5A: **ISSUES RAISED ON CONDO CONVERSIONS:**

Gary Halbert, Development Services Director, addressed the Commission on issues raised by the City Attorneys Office and Briggs Law on State CEQA Guidelines.

Michael Aguirre, City Attorney, also addressed the Commission in reference to the City Attorney's memorandum dated November 10, 2005 and November 17, 2005.

Public Comment submitted by Shane Christ, Daniel Gebreselassie, Norman DeWitt, Jeremy Cowan, Patrick Pierce, and Zion Patton.

COMMISSION ACTION:

ALL COMMISSIONS AGREE TO MOVE FORWARD WITH TAKING ACTION ON CONDO CONVERSIONS PRESENTED TO THE PLANNING COMMISSION.

ITEM-6: *Continued from October 27, 2005:*

4181 FLORIDA TENTATIVE MAP – PROJECT NO. 73296

Patrick Hooper briefly updated the commission since the project was last heard.

Speaker slip submitted in favor by Glenn Karp.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC-05-277 PRESENTED TO THE PLANNING COMMISSION WITH THE ADDITION CONDITIONS ADD:

- PRIOR TO RECORDING, A FINAL MAP THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.
- PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.
- PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE (INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE WITH ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS.

Second by Otsuji. Passed by a 4-2 vote with Commissioners Steele and Chase voting nay with Commissioner Griswold not present. Resolution No. 3884-PC

ITEM 7: **CHOLLAS CREEK VILLAS – PROJECT NO. 6896**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC-05-277 PRESENTED TO THE PLANNING COMMISSION. Second by Otsuji. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 3885-PC.

ITEM 8: **INITIATION – COMMUNITY PLAN AMENDMENT– 22ND AND COMMERCIAL**

Myles Pomeroy presented Report No. PC-05-318 to the Planning Commission.

Speaker slip submitted in favor by Brad Wipolin and Connie Zuniga

Speaker slip submitted in opposition by Suzanne Leif.

Public Testimony was closed

COMMISSION ACTION:

MOTION BY STEEL TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-05-318 TO THE PLANNING COMMISSION. Second by Chase. Passed by a 6-0 with Commissioner Griswold not present. Resolution No. 3886-PC.

ITEM 9: **SIGSBEE ROW – PROJECT NO. 60907**

Cory Wilkinson presented Report No. PC-05-305 to the Planning Commission.

No public testimony was taken.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-305 TO THE PLANNING COMMISSION; WITH THE DENIAL TO WAIVER THE REQUIREMENTS TO UNDERGROUND EXISTING OVERHEAD UTILITIES. Second by Steele. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 3887-PC

ITEM 10: **OLD MISSION DAM DREDGING – EXTENTION OF TIME
PROJECT NO. 78182**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC-05-322 PRESENTED TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 3888-PC.

ITEM 11: **NEXUS UNIVERSITY SCIENCE CENTER – PROJECT NO. 5906**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC-05-321 PRESENTED TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 3889-PC.

ITEM 12: **3754 CHEROKEE TENTATIVE MAP – PROJECT NO. 77790**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-333 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present. Resolution No. 3890-PC

ITEM 13: **4329 ALBAMA TENTATIVE MAP – PROJECT NO. 79419**

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-332 TO THE PLANNING COMMISSION . Second by Ontai. Passed by a 6-0 vote with Commissioners Griswold not present. Resolution No. 3891-PC

ITEM 14: 4583 CAMPUS TENTATIVE MAP – PROJECT NO. 56676

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-311 TO THE PLANNING COMMISSION. Second by Chase. Passed by a 5-2 vote with Comissioners Griswold and Steele not present. Resolution No. 3865-PC

ITEM 15: 2175 WIGHTMAN – PROJECT NO. 61720

Paul Godwin presented Report No. PC-05-314 to the Planning Commission.

Speaker slip submitted in favor by Jeremy Cowan.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-314 TO THE PLANNING COMMISSION WITH THE FOLLOWING CONDITION:

- PRIOR TO RECORDING, A FINAL MAP THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.
- PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.
- PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE (INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE WITH ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS.

Second by Chase. Passed by a 4-1 vote with Commissioners Griswold and Steele not present and Commissioner Chase voting nay. Resolution No. 3893-PC

ITEM 16: **BILLBOARD LOFTS – PROJECT NO. 71341**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO DECEMBER 1, 2005.

Second by Ontai. Passed by a 6-0 vote with Commissioners Griswold not present.

ITEM 17: **4367 IDAHO TENTTIVE MAP – PROJECT NO. 71001**

Cherlyn Cac presented a Report No. PC-05-309 to the Planning Commission.

Speaker slips submitted in favor by Patrick Pierce

No one present in opposition.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT PRESENTED TO THE PLANNING COMMISSION WITH THE FOLLOWING CONDITIONS ADDED:

- PRIOR TO RECORDING, A FINAL MAP THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.
- PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.
- PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE (INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE WITH ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS.

Second by Ontai. Passed by a 5-0 vote with Commissioner Griswold and Steele not present. Resolution No. 3894-PC

ITEM 18: **4018-4022 LOUISIANA TENTATIVE MAP – PROJECT NO. 66473**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-329 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present. Resolution No. 3895-PC

ITEM 19: **4585 OHIO TENTATIVE MAP – PROJECT NO. 3896**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-328 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present. Resolution No. 3896-PC

ITEM 20: **GENERAL PLAN HOUSING ELEMENT WORKSHOP**

Bill Levin held a Workshop and presented Report no. PC-05-283 to the Planning Commission.

Chairperson Schultz adjourned the Planning Commission meeting at 3:15 p.m.